

State of South Carolina

COUNTY OF GREENVILLE

FILED GREENVILLE CO. S. C. JUN 19 2 02 PM '77 JUNNIE S. TANNERSLEY R.H.C.

CITIZENS B. & L. ASSOCIATION P. O. BOX 388, 117 TRADE ST. GREER, S. C. 29651

To All Whom These Presents May Concern:

It, University Properties, Inc.

SEND GREETING:

WHEREAS, It the said University Properties, Inc.

in and by its certain promissory note in writing of even date with these Presents, is well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of One Hundred Forty Thousand and No/100 (\$ 140,000.00 ) Dollars, with interest from the date hereof at the rate of nine per cent ( 9 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of One Thousand Four Hundred Nineteen

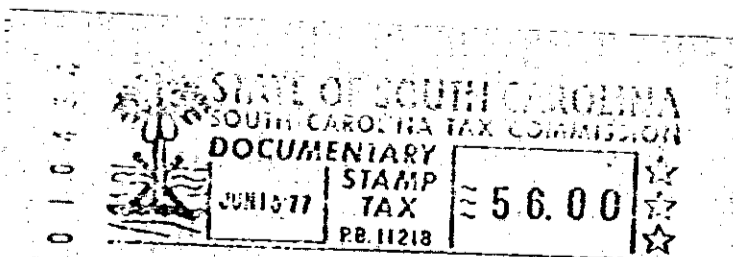
and 98/100 (\$ 1,419.98 ) Dollars due and payable on the 5th day of each and every calendar month hereafter until the full principal sum, with interest and all costs, insurance, and expenses incurred in connection with said loan, has been paid, said monthly payments to be applied first to the payment of interest, and then to payment of principal, costs, expenses and insurance, if any, incurred; and said note further providing that if at any time any portion of the principal or interest due hereunder shall be past due and unpaid for a period of sixty (60) days, or upon failure to comply with any of the by-laws of said Association, or with any of the stipulations of this mortgage, the whole amount due under said note, shall at the option of the holder become immediately due and payable, and said note further providing for a reasonable attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and collectible as a part thereof, if the same be placed with an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind.

KNOW ALL MEN BY THESE PRESENTS, That it the said University Properties, Inc., in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., according to the terms of the said note, and also in consideration of the further sum of Three (\$3.00) Dollars to it the said mortgagor in hand well and truly paid by the said mortgagee, at and before the sealing and delivery of these Presents (receipt of which is hereby acknowledged), have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., its successors and assigns:

That certain lot, parcel or tract of land, with all improvements now constructed thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina. County of Greenville, located in the City of Greenville, and being shown as a portion of Tract No. 1 and a portion of Tract No. 1 and a portion of Tract No. 2, as shown on plat of Property of R. M. Caine, et al, which plat is recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book XX, page 39, and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the northwestern side of Wade Hampton Boulevard, known as U. S. Highway No. 29, which iron pin is 376 feet southeast of the intersection of Wade Hampton Boulevard and Beverly Lane and running thence N. 37-34 W. 98.7 feet to an iron pin; thence N. 22-10 E. 29.7 feet to an iron pin; thence N. 4-11 E. 31.8 feet to an iron pin; thence N. 28-37 W. 83.6 feet to an iron pin; thence S. 52-26 W. 350 feet to an iron pin; thence S. 37-34 E. 122.8 feet to an iron pin; thence N. 52-26 E. 40 feet to an iron pin; thence S. 37-34 E. 97.2 feet to an iron pin on Wade Hampton Boulevard; thence along Wade Hampton Boulevard N. 52-26 E. 250 feet to an iron pin, the point of beginning. This constitutes the University Park Motel and improvements.

This is the same conveyed to University Properties, Inc. by J. D. Vickery, Jr., John C. Cobb, and W. Glenn Hawkins by deed dated September 19, 1969, recorded in deed book 877, page 621, Greenville County R. M. C. Office.



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